

**PUBLIC NOTICE  
CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW  
190 DYER STREET  
PROVIDENCE, RHODE ISLAND 02903-3902**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, March 28, 2011 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard concerning the following matters pursuant to Section 902 of the Zoning Ordinance:**

**5:30 P.M.**

**RHODE ISLAND HOUSING, OWNER AND OLNEYVILLE HOUSING CORPORATION, APPLICANT: 41 Kossuth Street, Lot 17 on the Tax Assessor's Plat 62 located in a Residential R-M Multi-Family Zone; filed an application seeking relief from Sections 304, 304.1(4) and 704.2(D) in the proposed demolition of the existing two-family structure and the construction of a new 3,416 square foot two-family structure. A two-family use is permitted in the R-M district; the applicant is requesting a dimensional variance from regulations governing lot area per dwelling unit, maximum height, front & rear yards and number of curb cuts. The lot in question contains approximately 3,800 square feet of land area.**

**SANDRA B. SIMON: 43 Jenckes Street, Lot 171 on the Tax Assessor's Plat 10 located in a Residential R-1 One-Family Zone; filed an application seeking relief from Section 304 pursuant to Section 200 in the proposed construction of a new enclosed walkway, 5'4" x 22', attached to the existing single-family structure that would connect the front entry door to the existing garage. The applicant seeks a dimensional variance from regulations governing side yards. The lot in question contains approximately 7,426 square feet of land area.**

**CITY OF PROVIDENCE, DEPARTMENT OF PUBLIC PROPERTY:**

**587-591 Charles Street, Lots 173, 174 & 175 on the Tax Assessor's Plat 71, located in a General Commercial C-2 Zone; filed an application seeking relief from Sections 305.1(7) and 305.1(8) in the proposed construction of a new two-story addition (9,182 square feet of gross floor area) to the existing office building that would be utilized by the Providence Emergency Management Agency. This proposal is permitted as of right in the C-2 district; however, a dimensional variance is required; whereby, the new addition does not meet the setback requirements for side and rear yards. The lots in question together contain approximately 28,852 square feet of land area.**

**CITY OF PROVIDENCE, DEPARTMENT OF PARKS: 237 Jastram Street, a/k/a 25 April Court (at Smith St.), Lot 492 on the Tax Assessor's Plat 81 and Lot 1 on the Tax Assessor's Plat 85 located in**

**an OS Open Space Zone; filed an application seeking relief from Section 304 in the proposed installation of 4 new light poles, 60 feet in height, at the existing ball field on Lot 492 only. The light poles are permitted as of right in the OS district at a height not to exceed 30 feet; therefore, the applicant is requesting a dimensional variance from the height restriction. Lot 492 contains approximately 88,564 square feet of land area.**

**BROOK ASSOCIATES: 382 Brook Street, Lot 260 on the Tax Assessor's Plat 12 located in a Limited Commercial C-1 Zone; filed an application seeking relief from Sections 305 and 703.2 pursuant to Section 200. The applicant seeks a dimensional variance from the provisions for lot area per dwelling unit and parking. Currently, the subject property contains 2 retail uses and 2 residential units; the applicant proposes to remove the retail operations and replace them with 2 residential units, which is permitted as of right in the C-1 district; however, the requisite lot area for a 4-unit residential use is 4,800 square feet of land and the subject property contains approximately 2,461 square feet of land area. Further, 6 parking spaces are required, 2 on-site spaces would be provided.**

**7:00 P.M.**

**LA FAMILIA CONSTRUCTION, INC., OWNER, JASON OTERO, APPLICANT AND FLYSTYLYN, LESSEE: 265 Union Avenue, Lot 701 on the Tax Assessor's Plat 104 located in a Residential R-3**

**Three-Family Zone; filed an application seeking relief from Section 303-use code 42 pursuant to Section 200. Currently, the subject property contains one store and two residential units; the applicant proposes to replace the store with a barbershop on the first floor, which requires a use variance. The lot in question contains approximately 2,400 square feet of land area.**

**ARCHTYPE, LLC, OWNER AND ARCHTYPE, LLC/FETE, APPLICANT:**

**103 Dike Street, Lot 489 on the Tax Assessor's Plat 105 located in a General Commercial C-2 Zone; filed an application seeking a special use permit pursuant to Section 303-use code 58 in the proposed renovation of the existing building (previously used for manufacturing) that would be used for a live music venue. The applicant further seeks a dimensional variance from Section 703.2, the parking requirement; however, relief for parking may be reviewed under the standards for a special use permit pursuant to Sections 707 and 707.1. Sixteen (16) on-site parking spaces would be provided and 291 additional parking spaces would be secured off-site. The lot in question contains approximately 23,206 square feet of land area.**

**VINCENT PISATURO AND JOSEPH PISATURO: 254-280 Plainfield Street, Lots 300, 301 and 302 on the Tax Assessor's Plat 105 located in a General Commercial C-2 Zone; filed an application seeking relief from Sections 303-use code 45, 305, 305.1(8), 305.1(10), 409.1(B), 409.3(A), 409.3(B), 409.3(D) and 425.2(A) in the proposed construction of a new retail gasoline fuel-dispensing station with a convenience**

store. The subject property sits vacant and unimproved. The applicant is requesting a use variance for the dispensing of fuel within the C-2 district, and a dimensional variance relating to regulations governing minimum lot depth; minimum distance between access driveways and property lines, and front yard setback. The convenience store is permitted as of right in the C-2 district; however, said proposed structure requires a dimensional variance relating to provisions for front and rear yard setback. Further relief is being sought from the requirements for landscaping. The Board previously approved an original request under Resolution No. 9447 dated January 25, 2010. Subsequent to that approval it was determined that the proposed convenience store could not be constructed at the southwest corner of the property due to site constraints. The revised proposal seeks to construct the store at the southeast corner of the property. The lots in question together contain approximately 13,891 square feet of land area.

**GREEN LIGHT PROPERTIES:** 919 Manton Avenue (corner Fruit Hill Ave.), Lot 892 on the Tax Assessor's Plat 80 located in a General Commercial C-2 Zone; filed an application seeking relief from Sections 305 and 305.1(footnote 10) in the proposed construction of a 110' x 18' addition attached to the south side of the existing retail store fronting on Manton Avenue. The proposed addition is a permitted use in the C-2 district. The applicant seeks a dimensional

**variance in order to provide open front yards at both street frontages instead of constructing the addition coincident with the front lot lines as required. The lot in question contains approximately 29,802 square feet of land area.**

**THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, MARCH 28, 2011.**

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, MARZO 28, 2011.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY  
(401) 421-7740 EXT 376**

**YEAR 2011**

## **SCHEDULE OF MONTHLY MEETINGS**

### **LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)**

**PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY HALL**

**25 DORRANCE STREET  
PROVIDENCE, RHODE ISLAND**

**Monday, January 10 and 24, 2011 - cancelled**

**Monday, February 14 - cancelled and 28, 2011 - rescheduled**

**Monday, March 14, Wednesday, March 16 and Monday, March 28,**

**2011**

**Monday, April 11 and 25, 2011**

**Monday, May 9 and 23, 2011**

**Monday, June 13 and 27, 2011**

**Monday, July 11 and 25, 2011**

**Tuesday, August 9 and Monday, August 22, 2011**

**Monday, September 12 and 26, 2011**

**Tuesday, October 11 and Monday, October 24, 2011**

**Monday, November 14 and 28, 2011**

**Monday, December 12 and Tuesday, December 27, 2011**

**Any change in dates will be noticed in writing and/or e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.**

**Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.**



**Peter D. Carnevale**

**Secretary**

**(401) 421-7740 ext. 376 and/or e-mail at [pcarnevale@providenc](mailto:pcarnevale@providenc)**